

From: public.access@hinckley-bosworth.gov.uk
Sent: 21 June 2023 11:20
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00432/OUT

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 21/06/2023 11:20 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00432/OUT
Address:	Land North Of A47 Normandy Way And East Of Stoke Road Hinckley Leicestershire
Proposal:	Outline planning application for the erection of up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure.
Case Officer:	Alex Jelley

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Comments Details

I have no objection in principal.

NOISE

The noise assessment submitted is based on an illustrative masterplan and so the report will need reviewing at detailed design stage and so the following is recommended;

Noise Attenuation

- a) Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent road network, the adjacent dairy farm and the proposed school has been submitted to and approved by the Local Planning Authority
- b) All works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

Comments:

Notwithstanding the above, I have the following comments on the submitted noise assessment;

Some noise criteria can not be met unless windows are closed; further consideration into mitigation will be required e.g. mechanical ventilation, to provide occupiers with alternative means of ventilation when windows are closed.

Full boundary treatment details will be required as these form part of the noise

mitigation scheme; this should include a plan showing detailed positions.

The contour plots should be larger for ease of reference in any future reports.

AIR QUALITY

The traffic data used within the report should be agreed with Highways.

The Site-Specific Mitigation detailed in section 5 of the Air Quality report submitted shall form part of the CEMP.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- a) Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.
- b) The agreed details shall be implemented throughout the course of the development.

Site preparation and construction shall be limited to the following hours;

Monday – Friday 07:30 – 18:00

Saturday 08:00 – 13:00

No working on Sundays and Bank Holidays

LAND CONTAMINATION

The submitted stage I land contamination assessment recommends further investigation and so the following are recommended;

C174. Land Contamination

- a) No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with.
- b) The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

NTA 50 - Contaminated Land (1)

In relation to conditions X and X advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

C75. Land Contamination Found Later

- a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.
- b) Any remediation works so approved shall be carried out prior to the site first being occupied.

LIGHT

The following is recommended to assess potential impact on residential amenity;

- a) Details of any external lighting of the proposed school shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

b) The lighting shall be installed, maintained and operated in accordance with the approved details.

Kind regards